077.0	0001	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	929,200 /	929,200
					USE VALUE:	929,200 /	929,200
					ASSESSED:	929,200 /	929,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
406		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARAMANIS MICHAEL C--ETAL	
Owner 2:	CARAMANIS ILEANA P	
Owner 3:		
Street 1:	406 MYSTIC STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 15,914 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 2301 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15914.000	415,700	4,700	508,800	929,200
Total Card	0.365	415,700	4,700	508,800	929,200
Total Parcel	0.365	415,700	4,700	508,800	929,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.82 | /Parcel: 403.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48647

GIS Ref

GIS Ref

Insp Date 06/16/09

!6394!

PREVIOUS ASSESSMENT

Parcel ID 077.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	415,700	4700	15,914.	508,800	929,200	929,200	Year End Roll	12/18/2019
2019	101	FV	324,700	4700	15,914.	508,800	838,200	838,200	Year End Roll	1/3/2019
2018	101	FV	324,700	4700	15,914.	436,100	765,500	765,500	Year End Roll	12/20/2017
2017	101	FV	324,700	4700	15,914.	407,100	736,500	736,500	Year End Roll	1/3/2017
2016	101	FV	324,700	4700	15,914.	348,900	678,300	678,300	Year End	1/4/2016
2015	101	FV	316,400	4700	15,914.	312,600	633,700	633,700	Year End Roll	12/11/2014
2014	101	FV	316,400	4700	15,914.	289,300	610,400	610,400	Year End Roll	12/16/2013
2013	101	FV	316,400	4700	15,914.	275,900	597,000	597,000		12/13/2012

PRINT

Date	Time
12/10/20	21:10:48

LAST REV

Date	Time
03/02/19	16:10:50
apro	
6394	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18196-510		6/1/1987		99	No	No		A

USER DEFINED

Prior Id # 1:	48647
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15914		Sq. Ft.	Site		0	70.	0.46	4			Med. Tr	-10	Topo	-10			508,838						508,800	

Total AC/HA: 0.36534 | Total SF/SM: 15914 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 508,838 | Spl Credit | Total: 508,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14857543
Const Adj.:	1.03489196
Adj $ / SQ:	148.581
Other Features:	82500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602506
Depreciation:	186777
Depreciated Total:	415729

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

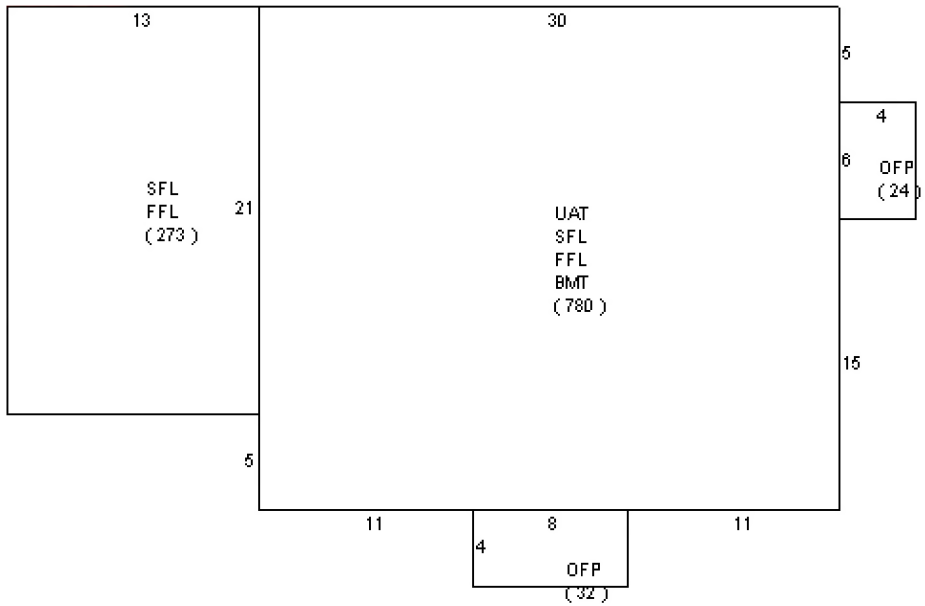
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	197.61
Special Features:	0	Val/Su Net:	132.52
Final Total:	415700	Val/Su SzAd	197.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,053	148.580	156,456
SFL	Second Floor	1,053	148.580	156,456
BMT	Basement	780	44.570	34,768
UAT	Upper Attic	195	104.010	20,281
OFP	Open Porch	56	45.540	2,550

Net Sketched Area:	3,137	Total:	370,511
Size Ad	2106	Gross Are	3722	FinArea	2301
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 077.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1959	21.94	T	40	101			4,700			4,700
2	Frame Shed	D	Y	1	8X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700